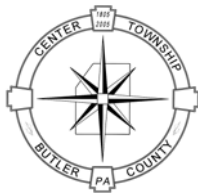


Board of Supervisors:
 Ronald Flatt, Chairman
 Philip Wulff, Vice Chairman
 Edward Latuska, Supervisor
 Robert Sloan, Supervisor
 Alan Smallwood, Supervisor



Anthony Amendolea, Secretary/Treasurer
 Michael Gallagher, Solicitor
 Gateway Engineers, Engineer
 Patrick Gauselmann, BCO/Zoning Officer

CENTER TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes
 June 24, 2020
 6:30 p.m.

CALL TO ORDER:

The Regular Meeting of the Center Township Planning Commission was called to order by Chairman Robert Wise at 6:39 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

Present, in addition to Wise, were Vice Chairman Robert Sloan; members Nicholas Angiolieri via Telephone, Brad Cavaliero and Thomas Schiebel; Township Engineer David Heath; and Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Cavaliero motioned approving the agenda for the June 24, 2020 meeting. Schiebel seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

Cavaliero motioned approving the minutes of the Regular Meeting held Wednesday, February 26, 2020. Sloan seconded. Schiebel abstained. Motion carried 4 to 0.

SUBDIVISION & LAND DEVELOPMENTS:

A. McCandless Minor Subdivision No. 2020-03-04, Final, Expires 09/22/2020: Mr. Robert McCandless presented. Mr. McCandless proposes subdividing 541 Holyoke Road (Center Township Map 060-2F61-36A) consisting of twenty-nine (29) acres (m/l) to create two lots with the final arrangement being Lot 1 consisting of 1.0168 acres (m/l) and Lot 2 consisting of 30.9431 acres (m/l). The Butler County Planning Commission has not submitted a review letter. Township Engineer Heath's comments are:

1. The plans must clearly show the proposed lot labels, along with Lot Areas. A second sheet may be added to clearly depict the changes.
2. The proposed Lot 2 creates confusion and should be labeled Lot 1R.
3. The Applicant has indicated on Sheet 2 that they are requesting a sewage planning waiver. It is not understood what the purpose of the Lot Line Revision is, as there is no proposed development on the new lots. The Applicant must demonstrate that they have previous sewage module approval for 2 lots, or must otherwise provide a written explanation for the purpose of the lot line revision and sewage planning waiver.

Cavaliero motioned, contingent on (1) revising Lot 2R labeling to reflect the proposed acreage to 30-9431, (2) the approval of the Sewage Facilities Planning Module Component 1 from the Department of Environmental Protection and (3) receipt of the review letter from

Butler County Planning Commission, recommending approval of the McCandless Minor Subdivision No. 2020-03-04. Sloan seconded. Motion carried.

OLD BUSINESS: None

NEW BUSINESS:

- A. McCandless Sewage Planning Module Component 1: *Schiebel motioned, contingent on correcting acreage from 0.66 to 30.9431, authorizing Wise to sign the McCandless Sewage Facilities Planning Module Component 1. Cavaliero seconded. Motion carried.*
- B. Valley Community Services Pre-Application: Mr. Joseph Gray presented. Our client Valley Community Services is proposing purchasing the property at 224 Sunset Drive (Center Township Map 060-S3-20A) and construct an office building. The building will be two stories and provide 2,000 square feet of office space on each floor. The floors will not be connected by an interior stair since the two divisions of the company using the floors perform separate and unrelated duties. There will be one vehicle entrance onto Sunset Drive and approximately 28 parking spaces. Storm water management will be designed per the township ordinance. Discharge of the storm water will be directed to an existing culvert near the south corner of the property along Sunset Drive. Addition of inlets and storm piping may be necessary along Sunset to properly connect the system.

MISCELLANEOUS:

- A. Comprehensive Plan: The Comprehensive Plan Committee met on June 17, 2020. The committee reviewed the information completed by Mr. Richard Grossman. They discussed land usage and proposed roads. Tracey Frampton, EADS Group, will provide maps for the committee to review and make corrections. The time table will run through March 31, 2021.
- B. Clearview Mall: JC Penny is closing. Mall is under new ownership.

ADJOURNMENT:

Cavaliero motioned to adjourn at 7:20 p.m. Schiebel seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer